



ZONING COMMITTEE
REGULAR COMMITTEE MEETING
~Minutes~

Atlanta City Hall
55 Trinity Ave.
Atlanta, GA 30303
<http://www.atlantaga.gov/>

CITY OF ATLANTA

Chairperson
The Honorable Yolanda Adrean

Theodis Pace
(404) 330-6314
tpace@atlantaga.gov

Wednesday, June 25, 2014

9:30 AM

Committee Room 2

A. CALL TO ORDER

The regularly scheduled meeting of the **Zoning Committee** was held on **Wednesday, June 25, 2014**, at **9:40 AM**. in **Committee Room 2**. The following members were present:

B. INTRODUCTION OF MEMBERS

| Attendee Name | Title | Status | Arrived |
|----------------------|--------------------------------|---------------|----------------|
| Yolanda Adrean | Chair | Present | 9:35 AM |
| Carla Smith | Vice Chair | Present | 9:34 AM |
| Keisha Lance Bottoms | Councilmember, District 11 | Present | 9:39 AM |
| Kwanza Hall | Councilmember, District 2 | Absent | |
| Mary Norwood | Councilmember, Post 2 At-Large | Present | 9:34 AM |
| Howard Shook | Councilmember, District 7 | Absent | |
| Ivory Lee Young Jr. | Councilmember, District 3 | Absent | |

Others in Attendance:

Attorneys Lem Ward and Jeffery Haymore, Law Department; Zoning Administrator Charletta Wilson-Jacks, members of the Public and Council staff

C. ADOPTION OF AGENDA

ADOPTED

D. APPROVAL OF MINUTES

APPROVED

E. PUBLIC HEARING ITEM

14-O-1320 (1) - MRPA-14-01 AN ORDINANCE BY ZONING COMMITTEE TO GRANT A CERTIFICATE UNDER THE PROVISIONS OF THE METROPOLITAN RIVER PROTECTION ACT FOR A NEW GARAGE, LOCATED AT 4432 WHITEWATER CREEK ROAD, N.W., 1.542 ACRES IN LAND LOT 214, 17TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: STEPHEN LISENBY, APPLICANT: CINDY SILVER NPU A COUNCIL DISTRICT 8

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| Application File Date | |
| Zoning Number | MRPA-14-01 |
| NPU / CD | A/8 |

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| Staff Recommendation | |
| NPU Recommendation | |
| ZRB Recommendation | |
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(A Public Hearing was held on 6/25/14)

RESULT: FAVORABLE [UNANIMOUS]

AYES: Yolanda Adrean, Carla Smith, Keisha Lance Bottoms, Mary Norwood

ABSENT: Kwanza Hall, Howard Shook, Ivory Lee Young Jr.

F. ORDINANCES FOR FIRST READING

- 14-O-1345 (2) - Z-14-29 AN ORDINANCE BY ZONING COMMITTEE TO AMEND THE CODE OF ORDINANCES OF THE CITY OF ATLANTA BY CREATING A NEW SECTION IN PART 16 ZONING OF CHAPTER 28 “GENERAL AND SUPPLEMENTAL REGULATIONS” WHICH IS TO BE CODIFIED AS SEC. 16-28.029 “SELF SERVICE BICYCLE RENTAL FACILITIES”; AND FOR OTHER PURPOSES.

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| Application File Date | 6-6-14 |
| Zoning Number | Z-14-29 |
| NPU / CD | Citywide |
| Staff Recommendation | |
| NPU Recommendation | |
| ZRB Recommendation | |

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1346 (3) - U-14-15-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR A PERSONAL CARE HOME (GROUP HOME) PURSUANT TO SECTION 16-06A.005 (1) (G) FOR PROPERTY LOCATED AT 1165 ARLINGTON AVENUE, S.W. FRONTING APPROXIMATELY 66 FEET ON THE NORTHEASTERLY SIDE OF ARLINGTON AVENUE AND APPROXIMATELY 25 FEET WEST OF THE SELWIN AVENUE. DEPTH VARIES. AREA: APPROXIMATELY .360 ACRE. LAND LOT 119, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: GEORGIA A DOE APPLICANT: PASCHAL U. IKE NPU S COUNCIL DISTRICT 4

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| Application File Date | 6-3-14 |
| Zoning Number | U-14-15 |
| NPU / CD | S/4 |
| Staff Recommendation | |
| NPU Recommendation | |
| ZRB Recommendation | |

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1347 (4) - U-14-14-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR CHURCH PURSUANT TO SECTION 16-05.005 (1) (C) FOR PROPERTY LOCATED AT 551 HARWELL ROAD, S.W. FRONTING APPROXIMATELY 1,318 FEET ON THE EAST SIDE OF HARWELL ROAD NEAR THE INTERSECTION OF HARWELL ROAD AND COLLIER ROAD. DEPTH VARIES. AREA: APPROXIMATELY 37.0 ACRES. LAND LOT 239,. 14TH DISTRICT, FULTON COUNTY, GEORGIA OWNER: FRANCIS P. MCKENNA APPLICANT: SHONA L. GRIFFIN NPU I COUNCIL DISTRICT 10

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| Application File Date | 5-29-14 |
| Zoning Number | U-14-14 |
| NPU / CD | I/10 |
| Staff Recommendation | |
| NPU Recommendation | |
| ZRB Recommendation | |

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1348 (5) - U-14-13-AN ORDINANCE BY ZONING COMMITTEE GRANTING A SPECIAL USE PERMIT FOR PERSONAL CARE HOME PURSUANT TO SECTION 16-06.005 (1) (G) FOR PROPERTY LOCATED AT 929 CASCADE AVENUE, S.W., FRONTING APPROXIMATELY 95 FEET ON THE NORTH SIDE OF CASCADE AVENUE APPROXIMATELY 60 FEET EAST OF THE INTERSECTION OF ALTADENA PLACE AND CASCADE AVENUE. DEPTH VARIES. AREA: APPROXIMATELY 0.45 ACRE. LAND LOT 151, 14TH DISTRICT, FULTON COUNTY, GEORGIA. OWNER: FLORENCE M. DEMOSTHENES APPLICANT: MAURICE SESSOMS NPU S COUNCIL DISTRICT 10

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| Application File Date | 5-22-14 |
| Zoning Number | U-14-13 |
| NPU / CD | S/10 |
| Staff Recommendation | |
| NPU Recommendation | |
| ZRB Recommendation | |

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1349 (6) - Z-14-23- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE R-4A (SINGLE FAMILY RESIDENTIAL) DISTRICT TO THE RG-3 (RESIDENTIAL GENERAL SECTOR) DISTRICT, PROPERTY LOCATED AT 1760 MEMORIAL DRIVE, SE FRONTING APPROXIMATELY 201 FEET ON THE NORTH SIDE OF MEMORIAL DRIVE, FRONTING APPROXIMATELY 164 FEET ON THE SOUTH SIDE OF MEMORIAL DRIVE AND LOCATED APPROXIMATELY 165 FEET EAST OF THE INTERSECTION OF MEMORIAL DRIVE AND CLAY STREET. DEPTH: APPROXIMATELY 150 FEET. AREA: APPROXIMATELY .829 ACRE. LAND LOT 206C, 15TH DISTRICT, DEKALB COUNTY, GEORGIA. OWNER: SABRIN AND SYL ENTERPRISES INC./SYLVIA HILL MIDDLEBROOKS APPLICANT: STEPHEN D. MANSFIELD NPU O COUNCIL DISTRICT 5

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|-----------------------|---------|
| Application File Date | 5-6-14 |
| Zoning Number | Z-14-23 |
| NPU / CD | O/5 |
| Staff Recommendation | |
| NPU Recommendation | |
| ZRB Recommendation | |

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

- 14-O-1350 (7) - Z-14-28- AN ORDINANCE BY ZONING COMMITTEE TO REZONE FROM THE I-1-C (LIGHT INDUSTRIAL-CONDITIONAL) DISTRICT TO THE MR-4B (MULTI FAMILY RESIDENTIAL) DISTRICT, PROPERTY LOCATED AT 2067 AND 0 MANCHESTER STREET, NE FRONTING APPROXIMATELY 195 FEET ON THE EASTERN SIDE OF MANCHESTER STREET, NE AND APPROXIMATELY 278 FEET ON THE SOUTH SIDE OF LIDDELL DRIVE. PROPERTY IS LOCATED AT THE SOUTHWESTERN INTERSECTION OF

MANCHESTER STREET AND LIDDELL DRIVE, NE . DEPTH:
 APPROXIMATELY 278 FEET. AREA: APPROXIMATELY 1.245 ACRES.
 LAND LOT 184, 14TH DISTRICT FULTON COUNTY, GEORGIA. OWNER:
 WALTER AND DEBORAH HARRISON APPLICANT: TUNNELL-SPANGLER
 WALSH AND ASSOCIATES/HEDGEWOOD HOMES NPU F COUNCIL
 DISTRICT 6

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| Application File Date | June 3, 2014 |
| Zoning Number | Z-14-28 |
| NPU / CD | F/6 |
| Staff Recommendation | |
| NPU Recommendation | |
| ZRB Recommendation | |

TO BE REFERRED TO ZRB AND ZONING COMMITTEE

G. ORDINANCE(S) FOR SECOND READING

14-O-1341 (8) - AN ORDINANCE BY COUNCILMEMBER HOWARD SHOOK
 AUTHORIZING, ORDERING AND DIRECTING OF THE DIRECTOR OF THE
 OFFICE OF BUILDINGS TO CONDITION THE ISSUANCE OF ALL
 BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY FOR
 STRUCTURES TO BE USED FOR COMMERCIAL AND INDUSTRIAL
 PURPOSES SUCH THAT NO SIGN INSIDE OF ANY BUILDING SHALL
 EXCEED SIX SQUARE FEET IF SUCH SIGN WOULD BE VISIBLE FROM
 THE PUBLIC RIGHT OF WAY FOR A PERIOD NOT TO EXCEED ONE
 YEAR OR UNTIL THE EFFECTIVE DATE OF A PROPOSED AMENDMENT
 TO THE SIGN ORDINANCE CONCERNING THE MANNER IN WHICH
 SIGNS INSIDE OF BUILDINGS ARE REGULATED SO AS TO ALLOW FOR
 THE CONSIDERATION OF THIS PROPOSED LEGISLATION; AND FOR
 OTHER PURPOSES.

RESULT: FAVORABLE [UNANIMOUS]

AYES: Yolanda Adrean, Carla Smith, Keisha Lance Bottoms, Mary
 Norwood

ABSENT: Kwanza Hall, Howard Shook, Ivory Lee Young Jr.

H. PAPERS HELD IN COMMITTEE

I. REMARKS FROM THE PUBLIC

J. ADJOURNMENT


K. REQUESTED ITEMS

There being no further business to come before the Zoning Committee the meeting was adjourned at 9:47 AM


Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Theo Pace, Research & Policy Analyst



The Honorable Yolanda Adrean, Chair